

**Fill in this information to identify the case:**Debtor Name ONH 1601 CS Investors LLC

United States Bankruptcy Court for the: District of Delaware

Case number: 23-10932-CTG☐ Check if this is an amended filing**Official Form 425C****Monthly Operating Report for Small Business Under Chapter 11****12/17**Month: August 2023Date report filed: 09/18/2023  
MM / DD / YYYYLine of business: Real EstateNAISC code: 5313

In accordance with title 28, section 1746, of the United States Code, I declare under penalty of perjury that I have examined the following small business monthly operating report and the accompanying attachments and, to the best of my knowledge, these documents are true, correct, and complete.

Responsible party: Eric Lee, Chief Restructuring OfficerOriginal signature of responsible party: /s/ Eric LeePrinted name of responsible party: Eric Lee**1. Questionnaire**

Answer all questions on behalf of the debtor for the period covered by this report, unless otherwise indicated.

Yes	No	N/A
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**If you answer No to any of the questions in lines 1-9, attach an explanation and label it Exhibit A.**

- |  |                                     |                          |                                     |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Did the business operate during the entire reporting period?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2. Do you plan to continue to operate the business next month?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3. Have you paid all of your bills on time?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4. Did you pay your employees on time?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Have you deposited all the receipts for your business into debtor in possession (DIP) accounts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6. Have you timely filed your tax returns and paid all of your taxes?                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Have you timely filed all other required government filings?                                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Are you current on your quarterly fee payments to the U.S. Trustee or Bankruptcy Administrator? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Have you timely paid all of your insurance premiums?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If you answer Yes to any of the questions in lines 10-18, attach an explanation and label it Exhibit B.**

- |   |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 10. Do you have any bank accounts open other than the DIP accounts?                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11. Have you sold any assets other than inventory?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Have you sold or transferred any assets or provided services to anyone related to the DIP in any way? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Did any insurance company cancel your policy?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Did you have any unusual or significant unanticipated expenses?                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Have you borrowed money from anyone or has anyone made any payments on your behalf?                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 16. Has anyone made an investment in your business?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Debtor Name ONH 1601 CS Investors LLCCase number 23-10932-CTG

17. Have you paid any bills you owed before you filed bankruptcy?

☐ ☒ ☐

18. Have you allowed any checks to clear the bank that were issued before you filed bankruptcy?

☐ ☒ ☐**2. Summary of Cash Activity for All Accounts****19. Total opening balance of all accounts**\$ 16,586.76

This amount must equal what you reported as the cash on hand at the end of the month in the previous month. If this is your first report, report the total cash on hand as of the date of the filing of this case.

**20. Total cash receipts**

Attach a listing of all cash received for the month and label it *Exhibit C*. Include all cash received even if you have not deposited it at the bank, collections on receivables, credit card deposits, cash received from other parties, or loans, gifts, or payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit C*.

Report the total from *Exhibit C* here.\$ 267,500.00**21. Total cash disbursements**

Attach a listing of all payments you made in the month and label it *Exhibit D*. List the date paid, payee, purpose, and amount. Include all cash payments, debit card transactions, checks issued even if they have not cleared the bank, outstanding checks issued before the bankruptcy was filed that were allowed to clear this month, and payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit D*.

Report the total from *Exhibit D* here.- \$ 10,103.00**22. Net cash flow**

Subtract line 21 from line 20 and report the result here.

This amount may be different from what you may have calculated as *net profit*.+ \$ 257,397.00**23. Cash on hand at the end of the month**

Add line 22 + line 19. Report the result here.

Report this figure as the *cash on hand at the beginning of the month* on your next operating report.

This amount may not match your bank account balance because you may have outstanding checks that have not cleared the bank or deposits in transit.

= \$ 273,983.76**3. Unpaid Bills**

Attach a list of all debts (including taxes) which you have incurred since the date you filed bankruptcy but have not paid. Label it *Exhibit E*. Include the date the debt was incurred, who is owed the money, the purpose of the debt, and when the debt is due. Report the total from *Exhibit E* here.

**24. Total payables**\$ 389,888.43*(Exhibit E)*

Debtor Name ONH 1601 CS Investors LLCCase number 23-10932-CTG**4. Money Owed to You**

Attach a list of all amounts owed to you by your customers for work you have done or merchandise you have sold. Include amounts owed to you both before, and after you filed bankruptcy. Label it *Exhibit F*. Identify who owes you money, how much is owed, and when payment is due. Report the total from *Exhibit F* here.

25. **Total receivables** \$ 0.00  
(*Exhibit F*)

**5. Employees**

26. What was the number of employees when the case was filed? 0  
27. What is the number of employees as of the date of this monthly report? 0

**6. Professional Fees**

28. How much have you paid this month in professional fees related to this bankruptcy case? \$ 0.00  
29. How much have you paid in professional fees related to this bankruptcy case since the case was filed? \$ 0.00  
30. How much have you paid this month in other professional fees? \$ 0.00  
31. How much have you paid in total other professional fees since filing the case? \$ 0.00

**7. Projections**

Compare your actual cash receipts and disbursements to what you projected in the previous month. Projected figures in the first month should match those provided at the initial debtor interview, if any.

	Column A		Column B		Column C
	<b>Projected</b>	—	<b>Actual</b>	=	<b>Difference</b>
	Copy lines 35-37 from the previous month's report.		Copy lines 20-22 of this report.		Subtract Column B from Column A.
32. <b>Cash receipts</b>	\$ <u>0.00</u>	—	\$ <u>267,500.00</u>	=	\$ <u>267,500.00</u>
33. <b>Cash disbursements</b>	\$ <u>20,000.00</u>	—	\$ <u>10,103.00</u>	=	\$ <u>9,897.00</u>
34. <b>Net cash flow</b>	\$ <u>-20,000.00</u>	—	\$ <u>257,397.00</u>	=	\$ <u>277,397.00</u>
35. Total projected cash receipts for the next month:					\$ <u>0.00</u>
36. Total projected cash disbursements for the next month:					— \$ <u>153,500.00</u>
37. Total projected net cash flow for the next month:					= \$ <u>153,500.00</u>

Debtor Name ONH 1601 CS Investors LLC

Case number 23-10932-CTG

## 8. Additional Information

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If available, check the box to the left and attach copies of the following documents.

- ☒ 38. Bank statements for each open account (redact all but the last 4 digits of account numbers).
- ☐ 39. Bank reconciliation reports for each account.
- ☐ 40. Financial reports such as an income statement (profit & loss) and/or balance sheet.
- ☒ 41. Budget, projection, or forecast reports.
- ☐ 42. Project, job costing, or work-in-progress reports.

**ONH 1601 CS Investors LLC**

**Exhibit B**

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**Small Business Monthly Operating Report**

**Exhibit B - Response to Question 10**

The Debtor's prepetition bank account at JP Morgan Chase (\*8187) remains open.  
No transactions have occurred in this account since the petition date.

**ONH 1601 CS Investors LLC**

**Exhibit C**

**Small Business Monthly Operating Report**

**Exhibit C Listing of Cash Receipts - August 2023**

Account	Date	Source	Receipt
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East West Bank (*8851)	8/14/2023	DIP Loan	<u>\$ 267,500.00</u>
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Total \$ 267,500.00

**ONH 1601 CS Investors LLC****Exhibit D****Small Business Monthly Operating Report****Exhibit D Listing of Cash Disbursements- August 2023**

Account	Date	Payee	Disbursement
East West Bank (*8851)	8/2/2023	Bank Fee	\$ 25.00
East West Bank (*8851)	8/2/2023	Bank Fee	24.00
East West Bank (*8851)	8/2/2023	Bank Fee	30.00
East West Bank (*8851)	8/14/2023	Bank Fee	10.00
East West Bank (*8851)	8/30/2023	Bank Fee	14.00
East West Bank (*8851)	8/30/2023	Stone Phillips LLC / Indep. Mgr fee September 2023	<u>10,000.00</u>
Total			\$ 10,103.00

**ONH 1601 CS Investors LLC Exhibit E****Small Business Monthly Operating Report****Exhibit E Administrative Liabilities - as of August 31, 2023**

Date Incurred	Payee	Amount
8/2/2023	Epiq	\$ 13,740.41
8/2/2023	Baker & Hostetler	33,439.39
8/2/2023	Landis Rath & Cobb	32,099.89
8/14/2023	B. Riley Advisory Services	18,108.75
Various	CrowdStreet, Inc.	292,500.00
Total		\$ 389,888.43



**ONH 1601 CS Investors LLC****Small Business Monthly Operating Report****Summary of Bank Activity - August 2023**

Account	Opening Balance (8/1/23)	Receipts	Disbursements	Net change	Ending Balance (8/31/2023)
JP Morgan Chase (*8187)	\$ 1,645.41	\$ -	\$ -	\$ -	\$ 1,645.41
East West Bank (*8851)	14,941.35	267,500.00	10,103.00	257,397.00	272,338.35
Totals	\$ 16,586.76	\$ 267,500.00	\$ 10,103.00	\$ 257,397.00	\$ 273,983.76



JPMorgan Chase Bank, N.A.  
P O Box 182051  
Columbus, OH 43218 - 2051

Primary Account: [REDACTED] 3187

For the Period 8/1/23 to 8/31/23

### J.P. Morgan Team

Kemah Duopu (866) 665-2550

Reagan Dekeyzer

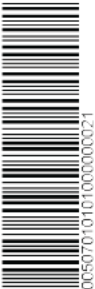
For assistance after business hours, 7 days a week. (800) 243-6727

We accept operator relay calls

Online access: [www.jpmorganonline.com](http://www.jpmorganonline.com)

00050701 DPB 802 211 24423 NNNNNNNNNN 1 000000000 D1 0000

ONH 1601 CS INVESTORS LLC  
1430 BROADWAY RM 1605  
NEW YORK NY 10018-3365



## JPMorgan Classic Checking

Checking Account Summary	Amount
Beginning Balance	1,645.41
Ending Balance	\$1,645.41

*Please note this account had no activity during this statement period. The date of last activity for this account was 03/30/23.*



Primary Account: [REDACTED] 3187

For the Period 8/1/23 to 8/31/23

## Important Information About Your Statement

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### In Case of Errors or Questions About Your Electronic Funds Transfers

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Call us at 1-866-564-2262 or write us at the address on the front of this statement immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

For business accounts, see your deposit account agreement or other applicable agreements that govern your account for details.

### In Case of Errors or Questions About Non-Electronic Transactions:

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Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Deposit Account Agreement or other applicable account agreement that governs your account.

Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC.

Direct inquiries to:  
888 761 39679300 Flair Dr., 1St FL  
El Monte, CA. 91731

## ACCOUNT STATEMENT

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STARTING DATE: August 01, 2023

ENDING DATE: August 31, 2023

Total days in statement period: 31

8851

( 0 )

ONH 1601 CS INVESTORS LLC  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #23 10932  
3445 PEACHTREE RD NE STE 1225  
ATLANTA GA 30326 3241Protecting the security of your account  
and personal information is our top  
priority. Learn about online security  
practices and ways to protect yourself  
from cybercrime at eastwestbank.com in  
the "Cybersecurity Protection" section.

## Standard Business Checking

Account number	8851	Beginning balance	\$ 14,941.35
Low balance	\$ 14,862.35	Total additions ( 1 )	267,500.00
Average balance	\$ 169,535.61	Total subtractions ( 6 )	10,103.00
		Ending balance	\$272,338.35

## CREDITS

Number	Date	Transaction Description	Additions
	08-14	Wire Trans-IN CROWDSTREET INC	267,500.00

## DEBITS

Date	Transaction Description	Subtractions
08-02	Debit Memo FIDUCIARY MAINTENANCE	25.00
08-02	Cash Managemnt BB PREMIER MONTHLY MAINTENANCE	24.00
08-02	Cash Managemnt BB PREMIER WIRE MO DULE	30.00
08-14	Service Charge WIRE TRANS-IN	10.00
08-30	Outgoing Wire Stone Phillips LLC	10,000.00
08-30	Service Charge OUTGOING WIRE	14.00

## DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	14,941.35	08-14	282,352.35		
08-02	14,862.35	08-30	272,338.35		

## OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year to date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

**STATEMENT BALANCING****Fill in the amounts below from the front of this statement and your checkbook.****ENTER**Ending Balance of  
this Statement..... \$ \_\_\_\_\_Add Deposits not shown  
on this Statement \$ \_\_\_\_\_**Sub Total**..... \$ \_\_\_\_\_**Subtract** Checks Issued  
but not on Statement

CHECK NUMBER OR DATE	AMOUNT	CHECK NUMBER OR DATE	AMOUNT
TOTAL		TOTAL	

**Total** amount of outstanding  
checks..... \$ \_\_\_\_\_**Balance**.....\*\* \$ \_\_\_\_\_**ENTER**Present Balance in  
your checkbook..... \$ \_\_\_\_\_**Subtract** any service  
charges, finance or  
any other charges..... \$ \_\_\_\_\_**Sub Total** ..... \$ \_\_\_\_\_**Add** Monthly Interest  
Earned ..... \$ \_\_\_\_\_**Add** any deposits not yet  
entered in checkbook  
(Reverse Advances)..... \$ \_\_\_\_\_**Subtract** any checks not  
yet entered in checkbook  
(Reverse Payments)..... \$ \_\_\_\_\_**Balance**..... \$ \_\_\_\_\_**IN CASE OF ERRORS OR QUESTIONS REGARDING YOUR CHECKING ACCOUNT**

You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or unauthorized transactions within the time periods as specified in the Deposit Agreement (which periods are no more than 60 days after we make the statement available to you and in some cases 30 days or less), we are not liable to you for, and you agree not to make a claim against us for problems or unauthorized transactions.

**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS**

Telephone or write your local branch of account, listed on the statement front, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If our investigation takes longer than 10 business days from the date we received your notification, we will provisionally credit your account for the disputed amount until our investigation has been completed. If the disputed amount involves an electronic funds transfer to or from an account within 30 days after the first deposit to the account was made, we will provisionally credit your account within 20 business days from the date we receive your notification.

**ACCOUNTS WITH CHECK STORAGE**

Upon your request, we will provide you, without charge, legible copies of two checks from each account statement. Additional copies of canceled checks are subject to our service charges. You can make a request for these copies by contacting the branch listed on the front of this statement.

**CHANGE OF ADDRESS**

Please notify us immediately for change of address by phoning or writing your local branch of account, listed on the front of this statement.

MEMBER FDIC

(REV 11/07)

**CASE NAME:** ONH 1601 CS Investors LLC  
**CASE NUMBER:** 23-10932-CTG

### **Notes to the Monthly Operating Report**

The Monthly Operating Report is limited in scope, covers a limited time period, and has been prepared solely for the purpose of complying with the monthly reporting requirements of the Bankruptcy Court and the United States Trustee. The information presented herein has not been subjected to all procedures that would typically be applied to financial information presented in accordance with U.S. GAAP. Upon the application of such procedures, the financial information could be subject to changes, and these changes could be material.

Reservation of Rights: Inadvertent errors, omissions or over inclusions may have occurred in the preparation of this Monthly Operating Report. Accordingly, the Debtor reserves all of its rights to dispute the validity, status, enforceability, or executory nature of any claim amount, representation or other statement in this Monthly Operating Report and reserve the right to amend or supplement this Monthly Operating Report, if necessary, but shall be under no obligation to do so.